



**COLDWELL  
BANKER  
COMMERCIAL**  
FISHER GROUP

# NORTH MANKATO RETAIL - BELGRADE AVE.

Price Upon Request

300 Belgrade Ave  
North Mankato, MN 56003

AVAILABLE SPACE  
2,160 SF

#### FEATURES

- Historic Building
- Excellent Lower North Location
- Free City Parking
- 8,100 VPD (2019)
- Large Storefront Window



#### AGENT CONTACT

Dain Fisher  
507 625 4715  
dain.fisher@cbcfishergroup.com

FOR LEASE

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424 North Riverfront Drive, Suite 200, Mankato, MN 56001  
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# NORTH MANKATO RETAIL - BELGRADE AVE.

## PROPERTY OVERVIEW



### OFFERING SUMMARY

Available SF:	2,160 SF
Lease Rate:	Price Upon Request
Lot Size:	0.11 Acres
Year Built:	1922
2019 VPD Counts:	8,100 (Belgrade)

### PROPERTY OVERVIEW

This building is directly on Belgrade Avenue with easy access to Hwy 169. Location offers plenty of foot traffic and is situated near shopping, dining and all the action in North Mankato. This building features high ceilings, brick walls, open floor plan, large windows and plenty of character.

### LOCATION OVERVIEW

This property is located in the popular Lower North Mankato business district close to Highway 169 (metro connection) with easy access to Mankato's central business district downtown. North Mankato is 82 miles from Minneapolis/St. Paul.

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# NORTH MANKATO RETAIL - BELGRADE AVE.

PHOTOS

LEASE



[CBCFISHERGROUP.COM](http://CBCFISHERGROUP.COM)

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# NORTH MANKATO RETAIL - BELGRADE AVE.

RETAILER MAP

LEASE



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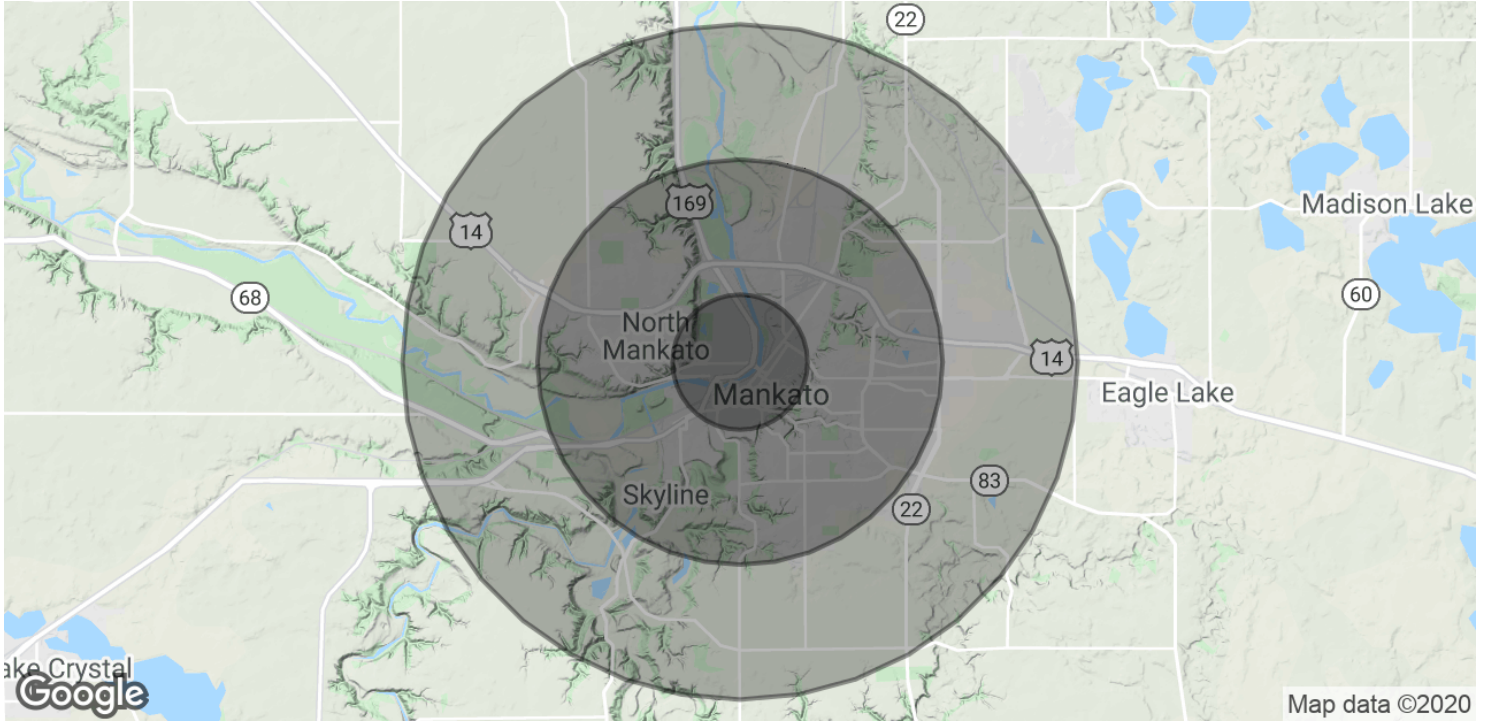
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# NORTH MANKATO RETAIL - BELGRADE AVE.

## DEMOGRAPHICS

LEASE



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	11,048	51,437	72,788
Average age	28.9	29.2	30.5
Average age (Male)	28.8	28.2	29.4
Average age (Female)	29.9	31.1	32.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,899	19,425	28,010
# of persons per HH	2.3	2.6	2.6
Average HH income	\$49,129	\$55,701	\$58,446
Average house value	\$142,790	\$178,511	\$186,128

\* Demographic data derived from 2010 US Census

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## NORTH MANKATO RETAIL - BELGRADE AVE.

AGENT BIOGRAPHY

LEASE



### DAIN FISHER

Development | Agent

dain.fisher@cbcfishergroup.com

Direct: 507.625.4715 | Cell: 507.469.0545

### PROFESSIONAL BACKGROUND

Creating value for others is the driving force for Dain as a Coldwell Banker Commercial Fisher Group Sales & Leasing Agent. His sense of community, growth, opportunity and big picture thinking catapults him into lasting relationships with his clients. As a business owner, entrepreneur and lifelong resident of Mankato, Dain not only has insight into the community, he has perspective and a vision for the future. He is a business owner and entrepreneur. He was a catalyst of the Hubbard Building renovation in downtown Mankato, home to the Center for Innovation and Entrepreneurship of Minnesota State University, Mankato, the Greater Mankato Small Business Development Center and Mogwai Collaborative -- a co-working space for budding entrepreneurs.

Dain has a passion for development projects and is well-versed in Opportunity Zones and investment incentives within Greater Mankato. Dain is an active community member and participates on the Visit Mankato board, and the creator of the summer music festival, Solstice. When he isn't working, he enjoys spending time in the great outdoors with his four children and wife Stacy.

#### Fisher Group

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